

CALIFORNIA COASTAL COMMISSION

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The Facts About Agriculture and the Santa Barbara County LCP Amendment

QUESTION	FACT
Would a permit be required if I buy a new horse or my mare has a foal?	NO. Only construction of confined animal facilities such as stables, barns, corrals requires a permit. The County's existing code already specifies the maximum numbers of animals allowed on a property. The Commission did not recommend changes to the maximum numbers of animals or permit processing procedures. A new animal above the maximum limit requires approval of a Minor Conditional Use Permit – both currently and as proposed by the County and agreed with by the Commission.
Is it true that the Commission suggested NEW, onerous requirements for agricultural activities?	NO. The Commission has actually suggested new categories of agricultural activities that could be considered <u>EXEMPT</u> from the permitting requirements of the existing certified LCP. All other agricultural activities already require a permit under the EXISTING zoning code.
Would a permit be required for changing crop types and typical crop rotations?	NO. Crop rotations and changing crop types do not require a permit either currently or under the proposed updated code.
Does the Commission want to change grading standards on agricultural lands?	NO. The trigger for a grading permit has always been 50 cubic yards, the same as for any type of grading in the SB coastal zone.
Is it true that the Coastal Commission recommended new standards that require ranchers to get permits to graze their cattle?	NO. The County's current LCP requires a permit for <i>new</i> cattle grazing, although the County apparently has not been implementing this policy. The Coastal Commission recommended relaxing the existing requirement to apply only to new grazing operations on slopes of 30% or more. It would not apply to any existing operations. Since most land fitting this description already has active grazing operations, most ranchers would never be affected.
Is it true that the Commission added requirements to limit the livestock and other animals that may be allowed on my property?	NO. The Commission made no changes to the maximum number of animals that may be allowed on the site. The County's existing code already specifies the maximum numbers of animals allowed on a site. There are no maximum numbers of animals specified for large agricultural lands (designated AG-II, minimum 40 to 320 acre lots). Commission and County staff agree on these requirements
Is it true that the Commission is restricting the size of homes to 5,000 sq. ft. on agricultural properties?	NO. There is no limit on the size of a residence on agricultural property. However, houses larger than 5,000 sq. ft. would be appealable to the Commission.

AGRICULTURAL PERMIT REQUIREMENTS

Existing Requirements	CCC Recommendation
Agriculture	
<p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Following are Listed As A Permitted Use under the Certified LCP & Currently Require a Coastal Development Permit:</u></p> <p>(1) All types of agriculture and farming except a dairy, hog ranch, animal feed yard, or animal sales yard, subject to limitations.</p> <p>(2) Accessory structures accessory and customarily incidental to the above use.</p> <p><u>For Large Agricultural Properties (designated AG-II, minimum 40 to 320 acre lots), the Following are Listed As A Permitted Use under the Certified LCP & Currently Require a Coastal Development Permit:</u></p> <p>(1) All types of agriculture and farming, including commercial raising of animals.</p> <p>(2) Uses, buildings and structures accessory and customarily incidental to the above uses.</p> <p><u>Additionally, For All Agricultural-zoned Properties, the LCP Requires a Coastal Development Permit for:</u></p> <p>(1) Grading for agricultural purposes in excess of 50 cu. yds.</p>	<p><u>For All Agricultural-zoned Properties, the Commission Proposed Language That Would Have Added the Following New Categories of Agriculture Development that would be Exempt from the Coastal Development Permit Requirement:</u></p> <p>(1) Cultivated agriculture, orchards and vineyards where the agricultural activities occur <u>within existing areas</u> of cultivated agriculture, orchards, and vineyards. (i.e., crop rotation and crop types)</p> <p>(2) Cultivated agriculture, orchards and vineyards <u>within new or expanded areas</u> may also be exempt if the development of new cultivated agriculture, orchards or vineyards:</p> <ul style="list-style-type: none"> * Does not occur on slopes of 30 percent or greater or require any cut or fill that exceeds three feet in vertical distance or require grading over 50 cubic yards. Grading includes cut and fill but does not include tilling of the soil. * Is not located within 100 feet of the top of bank of any creek, stream or watercourse. * Is not located within 100 feet of environmentally sensitive habitat areas, riparian areas, or wetlands. * Does not result in the removal of native or non-native protected trees. <p><u>For All Agricultural-zoned Properties, the Commission's suggested language would have required a Coastal Development Permit for:</u></p> <p>(1) All other new and expanded cultivated agriculture, orchard, and vineyards that do not fall within the above exemptions.</p> <p>(2) Agricultural accessory structures (e.g., structures for storing farm implements or supplies, hay, grain, poultry, livestock or horticultural products).</p> <p>(3) Grading for agricultural purposes in excess of 50 cu. yds.</p>



Existing Requirements	CCC Recommendation
Animal Keeping; Animal Raising; Equestrian Facilities	
<p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Following are Listed As A Permitted Use under the Certified LCP & Currently Require a Coastal Development Permit:</u></p> <p>(1) Raising of animals not to exceed one horse, mule, cow, llama or ostrich; or three goats, hogs, or other livestock not specifically enumerated herein, shall be permitted for each 20,000 square feet of gross area of the lot upon which the same are kept. In no case shall more than three hogs be kept on any such lot.</p> <p>(2) Small animals and poultry raising limited to reasonable family use on a non-commercial basis.</p> <p>(3) Accessory structures accessory and customarily incidental to the above use.</p> <p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Following are Listed As An Allowed Use with a Minor Conditional Use Permit and a Coastal Development Permit:</u></p> <p>Use of property for animals different in kind or greater in number than otherwise permitted in this Article.</p> <p><u>For Large Agricultural Properties (designated AG-II , minimum 40 to 320 acre lots), the Following are Listed As A Permitted Use under the Certified LCP & Currently Require a Coastal Development Permit:</u></p> <p>(1) All types of agriculture and farming, including commercial raising of animals. [Note, there is no maximum density specified regarding the maximum number of animals on these larger properties.]</p> <p>(2) Commercial boarding of animals.</p> <p>(3) Uses, buildings and structures accessory and customarily incidental to the above uses.</p>	<p><u>For All Agricultural-zoned Properties, the suggested changes per CCC would have Exempted the following from the Coastal Development Permit Requirement:</u></p> <p>(1) Household pets.</p> <p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Commission's suggested language would have continued to require a Coastal Development Permit for:</u></p> <p>(1) Goats and Sheep (three animals per 20,000 sq. ft.)</p> <p>(2) Hogs and swine (three Animals Per 20,000 sq. ft.; Maximum 3 per lot.)</p> <p>(3) Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (one animal per 20,000 sq. ft.)</p> <p>(4) Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits (if limited to reasonable family use on a non-commercial basis).</p> <p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), in cases where confined animal facilities (e.g., barns, stables, corrals, etc.) have been legally established for a given animal-keeping activity, the following would have been Exempt from the Coastal Development Permit Requirement:</u></p> <p>(1) The replacement of animals or the addition of animals provided that the total amount of animals does not exceed the maximum number allowed on the lot on which the animal keeping occurs.</p> <p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), The Commission's suggested language would have continued to require a Minor Conditional Use Permit for:</u></p> <p>(1) Animals of different type or number than specified.</p> <p><u>For All Agricultural-zoned Properties, the Commission's suggested changes would have required a Coastal Development Permit for:</u></p> <p>(1) The establishment of new or additional confined animal facilities.</p>



Existing Requirements	CCC Recommendation
	<p><u>For All Agricultural-zoned Properties, the Commission Suggested the Following New Categories of Agriculture Development that are Exempt from the Coastal Development Permit Requirement:</u></p> <p>(1) Grazing when located in <u>existing grazing</u> areas, including the normal rotation of livestock from one pasture to another.</p> <p>(2) New grazing operations located <u>outside of existing grazing areas</u> may also be exempt:</p> <ul style="list-style-type: none"> * Does not occur on slopes of 30 percent or greater or require any cut or fill that exceeds three feet in vertical distance or require grading over 50 cubic yards. In this case, grading includes cut and fill but does not include tilling of the soil. * Is not located within 100 feet of the top of bank of any creek, stream or watercourse. * Is not located within 100 feet of environmentally sensitive habitat areas, riparian areas, or wetlands. * Does not result in the removal of native or non-native protected trees. <p><u>For All Agricultural-zoned Properties, the Commission's suggested changes would have required a Coastal Development Permit for:</u></p> <p>(1) All other new and expanded grazing operations that do not fall within the above exemption.</p> <p><u>For Large Agricultural Properties (designated AG-II):</u> There is no maximum density specified regarding the maximum number of animals.</p>
<p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Following are Listed As An Allowed Use with a Major Conditional Use Permit and a Coastal Development Permit:</u></p> <p>Commercial raising of animals, boarding of animals, and commercial riding stables.</p> <p>[Note, on large agricultural properties (designated AG-II, minimum 40 to 320 acre lots), the commercial raising and boarding of animals requires a Coastal Development Permit, rather than Major CUP. See above.]</p>	<p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Following would have required a Major Conditional Use Permit for:</u></p> <p>(1) Commercial boarding and raising of animals for members of the public</p> <p>(2) Equestrian facilities.</p> <p>Therefore, there were no recommended changes in regard to this land use category.</p>



Existing Requirements	CCC Recommendation
<p>Residential Uses & Accessory Structures</p> <p><u>For All Agricultural-zoned Properties, the Following Are Listed As A Permitted Use under the Certified LCP & Currently Require a Coastal Development Permit:</u></p> <p>(1) One single family dwelling unit per legal lot.</p> <p>(2) Uses, buildings and structures accessory and customarily incidental to the above uses.</p>	<p><u>For All Agricultural-zoned Properties, the Commission's suggested changes would have required a Coastal Development Permit for:</u></p> <p>(1) One-family dwelling.</p> <p>(2) Residential accessory uses and structures.</p> <p>Therefore, there were no recommended changes in regard to this land use category.</p>
<p><u>For All Agricultural-zoned Properties, the Following Are Listed As A Permitted Use under the Certified LCP & Currently Require a Coastal Development Permit:</u></p> <p>One guest house or artist studio per legal lot, subject to provisions, and where accessory to the primary residential use of the same lot.</p>	<p><u>For All Agricultural-zoned Properties, the Commission's suggested changes would have required a Coastal Development Permit for:</u></p> <p>(1) Artist studio.</p> <p>(2) Guesthouse.</p> <p>Note, standards would allow only one artist studio or guest house per legal lot.</p> <p>Therefore, there were no recommended changes in regard to this land use category.</p>
<p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Following is Listed As A Permitted Use under the Certified LCP & Currently Requires a Coastal Development Permit:</u></p> <p>One Attached Residential Second Unit per legal lot, subject to provisions.</p> <p>[Note, on large agricultural properties (designated AG-II, minimum 40 to 320 acre lots), attached residential second units are not an allowed use by any permit mechanism.]</p>	<p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Commission's suggested changes would have required a Coastal Development Permit for:</u></p> <p>(1) An attached residential second unit.</p> <p>[Consistent with the existing County code, on large agricultural properties (designated AG-II, minimum 40 to 320 acre lots), attached residential second units are not an allowed use by any permit mechanism.]</p> <p>Therefore, there were no recommended changes in regard to this land use category.</p>
<p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Following is Listed As An Allowed Use with a Minor Conditional Use Permit and a Coastal Development Permit:</u></p> <p>One Detached Residential Second Unit per legal lot, subject to provisions.</p>	<p><u>For Smaller Agricultural Properties Near Urban Areas (designated AG-I), the Commission's suggested changes would have required a Minor Conditional Use Permit for:</u></p> <p>(1) A detached residential second unit.</p>



Existing Requirements	CCC Recommendation
<p>[Note, on large agricultural properties (designated AG-II, minimum 40 to 320 acre lots), detached residential second units are not an allowed use by any permit mechanism.]</p>	<p>[Consistent with the existing County code, on large agricultural properties (designated AG-II, minimum 40 to 320 acre lots), detached residential second units are not an allowed use by any permit mechanism.]</p> <p>Therefore, there were no recommended changes in regard to this land use category.</p>

